

TEXAS TRANSPORTATION COMMISSION

COLLIN County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Anna, Collin County, on US 75, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 655, at Page 446, Deed Records of Collin County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

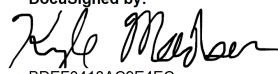
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

One Anna Two, Ltd., a Texas limited partnership, is an abutting landowner and has requested to purchase the tract for \$652,023.


The commission finds \$652,023 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to One Anna Two, Ltd., a Texas limited partnership, for \$652,023; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD
Executive Director

115860 Sept. 24, 2020

Minute	Date
Number	Passed

County: Collin
Highway: US Highway No. 75
Control Section: 0047-14-060

EXHIBIT "A"
TRACT 1

Page: 1 of 2
MAY 14, 2020

BEING a tract of land situated in the Thomas Rattan Survey, Abstract No. 782, City of Anna, Collin County, Texas, and being part of US Highway No. 75 (a variable width right-of-way) created by Deed to the State of Texas recorded in Volume 655, Page 446, Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found (controlling monument) at the north end of a right-of-way corner clip located at the intersection of the existing west right-of-way line of said US Highway No. 75 with the existing north right-of-way line of Farm Market Road No. 455 (FM 455, a variable width right-of-way) (Northing:7178951.08', Easting:2552616.09');

THENCE with said existing west right-of-way line of US Highway No. 75, the following courses and distances:

- 1) North 9°00'16" East, a distance of 168.44 feet to an aluminum TxDOT disk found for corner (controlling monument);
- 2) North 44°29'16" East, a distance of 391.07 feet to a 5/8" iron rod found for corner (controlling monument);

THENCE departing said existing west right-of-way line of US Highway No. 75 and with the new west right-of-way line of US Highway No. 75, the following courses and distances:

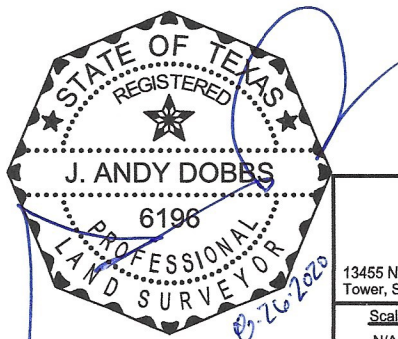
- 3) South 6°59'15" West, a distance of 407.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- 4) South 47°42'16" West, a distance of 51.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
- 5) **THENCE** with the new right-of-way line of FM 455, South 88°25'18" West, a distance of 212.62 feet to the **POINT OF BEGINNING** and containing 1.6632 acres or 72,447 square feet of land.

NOTES:

1. A sketch accompanies the legal description.
2. Bearing system of this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are Surface coordinates and can be converted to Grid by using a combined scale factor of 0.999847313.

As shown on TXDOT Mapsheet No. 12
US Highway No. 75
From: Station 1411+50
To: FM 455
Control Section: 0047-14
Collin County, Texas October 2015

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



1.6632 ACRE TRACT
THOMAS RATTAN SURVEY,
ABSTRACT NO. 782
CITY OF ANNA
COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	MAY 2020	063222305	1 OF 2

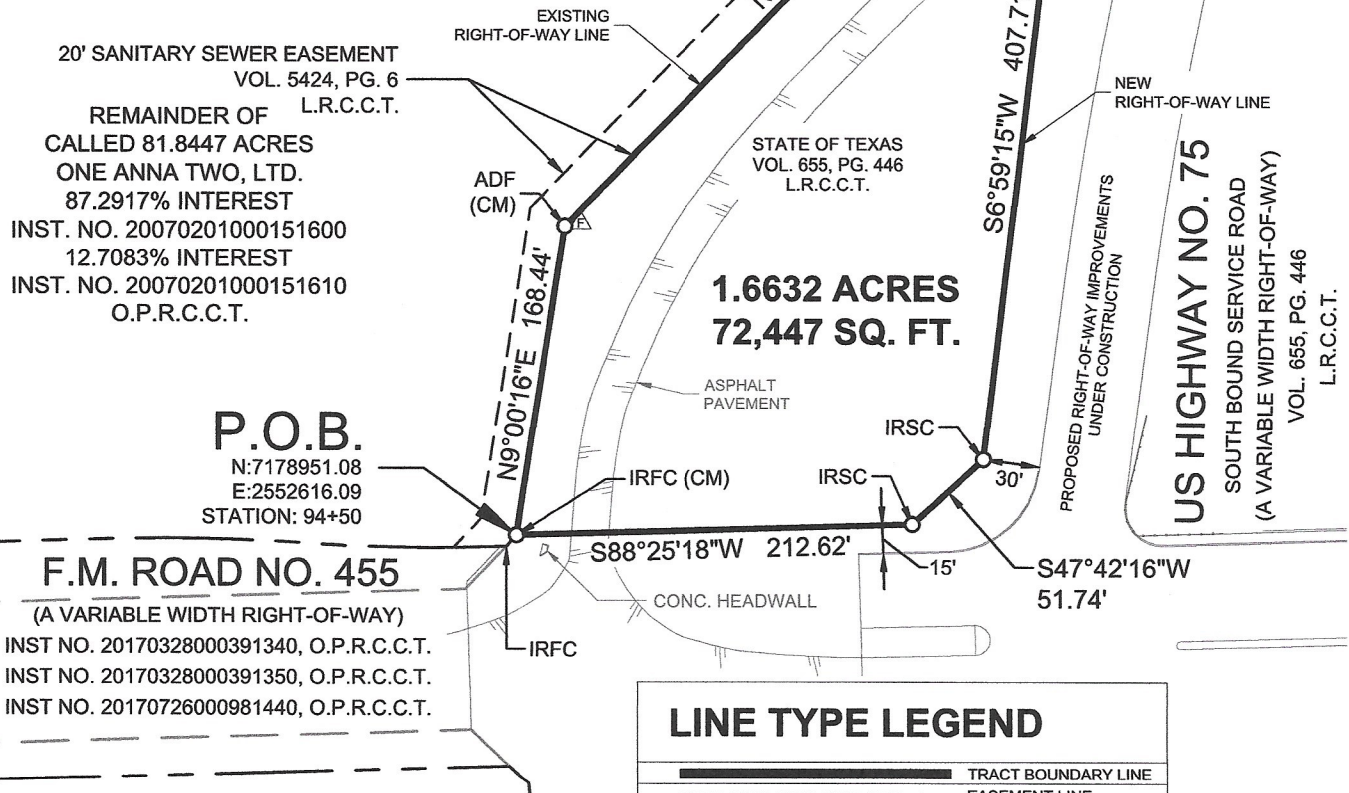
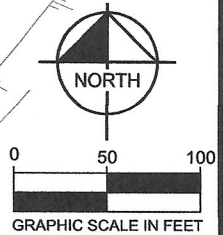
County: Collin
Highway: US Highway No. 75
Control Section: 0047-14-060

EXHIBIT "A"
TRACT 1

Page: 2 of 2
MAY 14, 2020

LEGEND

P.O.B. = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
ADF = ALUMINUM TXDOT DISK FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
OF COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS OF
COLLIN COUNTY, TEXAS

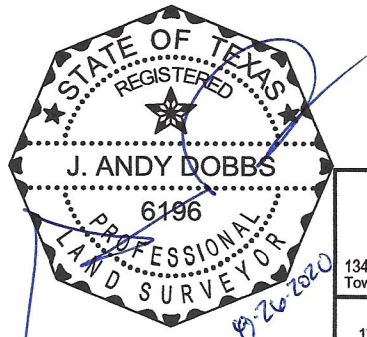


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MTC	JAD	MAY 2020	063222305	2 OF 2